

**TRANSFER  
TAX  
PAID**

WARRANTY DEED

**015058**

**WARREN M. SIMS and MARGARET H. SIMS** of Topsham, County of State of Maine, for consideration paid, grant to **VIRGINIA H. FIELD** of Fairfield, County of Somerset, State of Maine, with warranty covenants,

The Unit known and designated as Unit 32 in RIDGEWOOD COMMONS CONDOMINIUM located in Waterville, County of Kennebec, State of Maine, as shown on the Condominium Plat by A.E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed in Kennebec County Registry of Deeds, Plan File #E-86179 and entitled "Ridgewood Commons Condominium Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986, and recorded in said Registry, Book 2919, Page 320, together with the following Amendment s which are incorporated by reference herein:

- Amendment to Declaration dated June 30, 1986, recorded in said Registry, Book 2996, Page 275;
- Amendment to Declaration dated September 4, 1986, recorded in said Registry, Book 3018, Page 195; and
- Amendment to Declaration dated October 14, 1987, recorded in said Registry, Book 3251, Page 27.

The aforesaid plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry, Plan Files E-86180, E-86181, E-87194, E-87195 and E-87196.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

For source of title reference is made to warranty deed from FSD Associates, Inc. to Warren M. Sims and Margaret H. Sims dated March 4, 1988, recorded in Kennebec County Registry of Deeds, Book 3316, Page 331.

Warren M. Sims and Margaret H. Sims, husband and wife, release all rights in the premises being conveyed.

57-126-3

WITNESS our hands and seals this 1st day of July, 1997.

David J. Roy

Warren M. Sims by Margaret H. Sims  
Warren M. Sims *att. in fact*

David J. Roy

Margaret H. Sims  
Margaret H. Sims

STATE OF MAINE  
COUNTY OF KENNEBEC

July 1, 1997

Then personally appeared the above-named Warren M. Sims and Margaret H. Sims  
and acknowledged the foregoing instrument to be their free act and deed.  
Before me,

David J. Roy  
Notary Public - Attorney at Law

Printed Name:  
Commission Expires:

SRJ062697

DAVID J. ROY  
Notary Public, Maine  
My Commission Expires July 21, 2001



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ATTEST: Theresa Ruth Mann  
REGISTER OF DEEDS